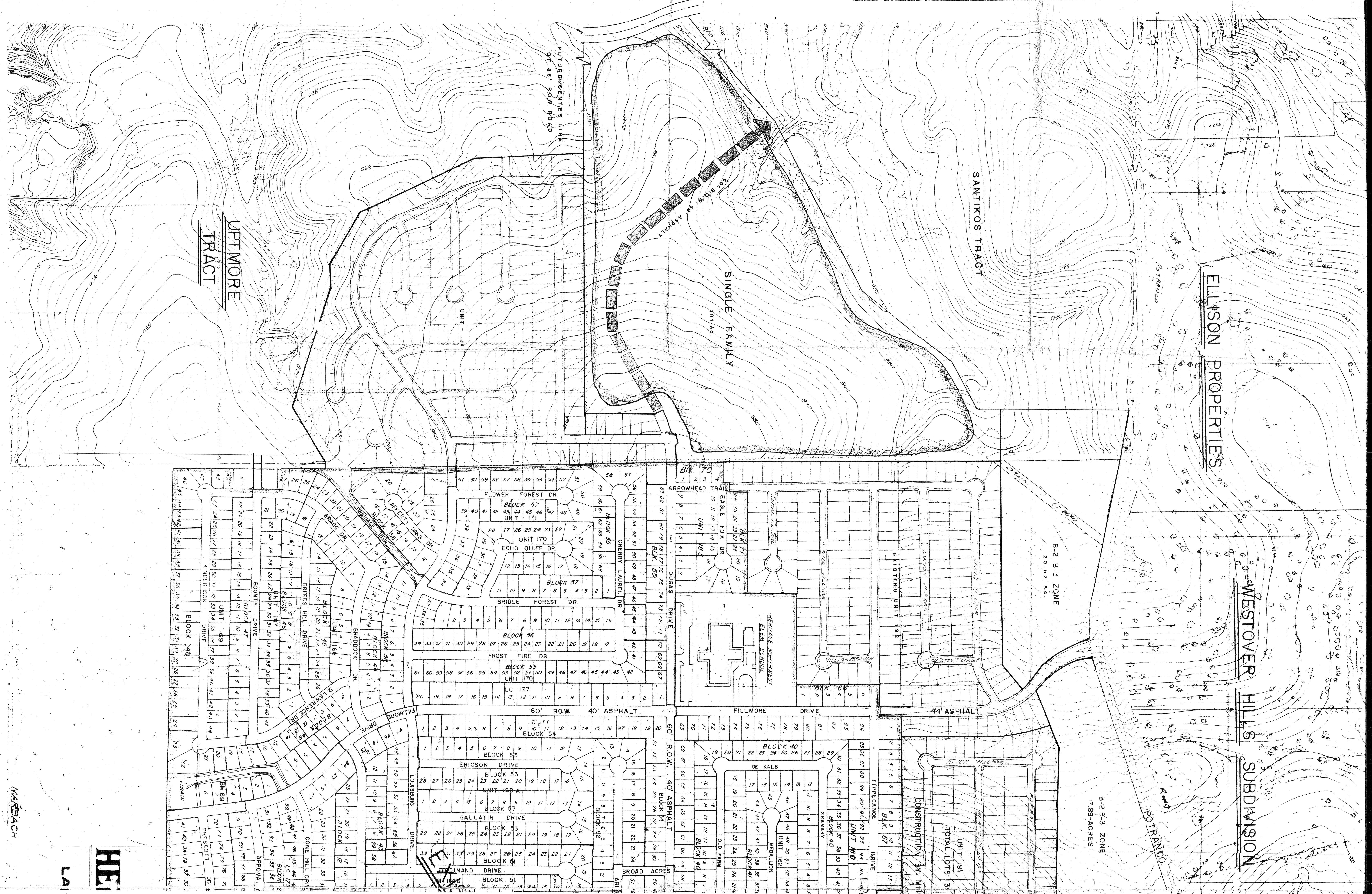
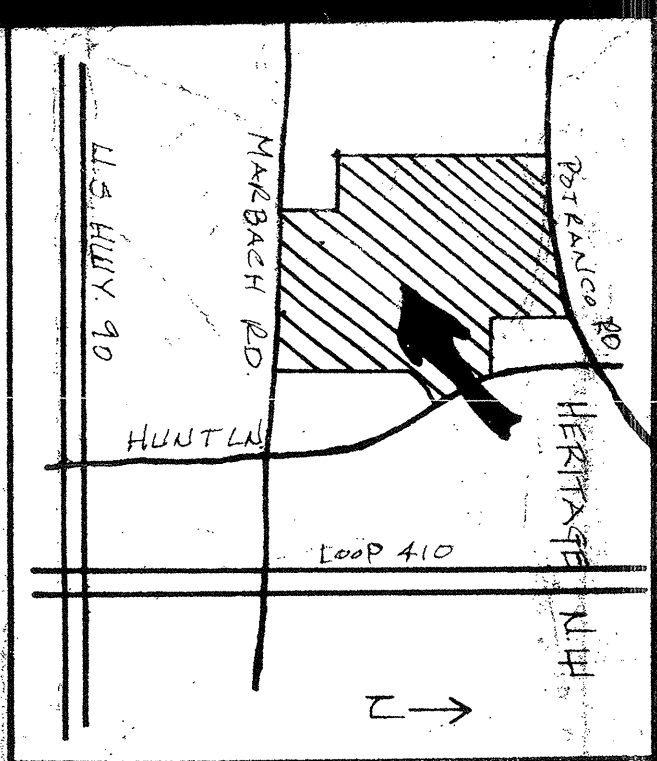


# HERITAGE NORTHWEST

## P. O. A. D. P. P L A N MASTER PLAN

017550 SAN ANTONIO  
DEPARTMENT OF PLANNING  
02-000 - 1 PM 2-14

LOCATION MAP



UTILITIES: WATER-LACKLAND CITY WATER, SEWER-LACKLAND CITY WATER, E

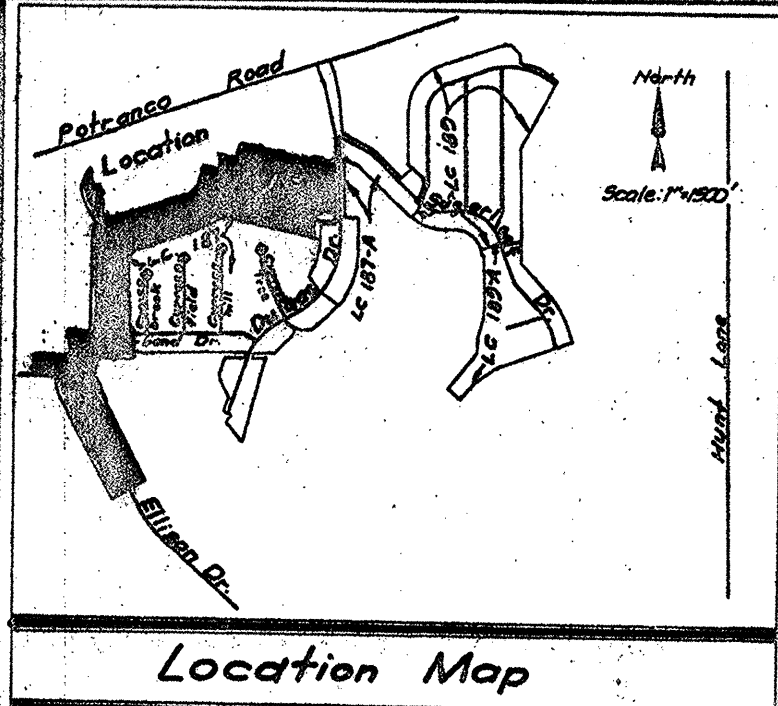
MARACH

HEI  
LA



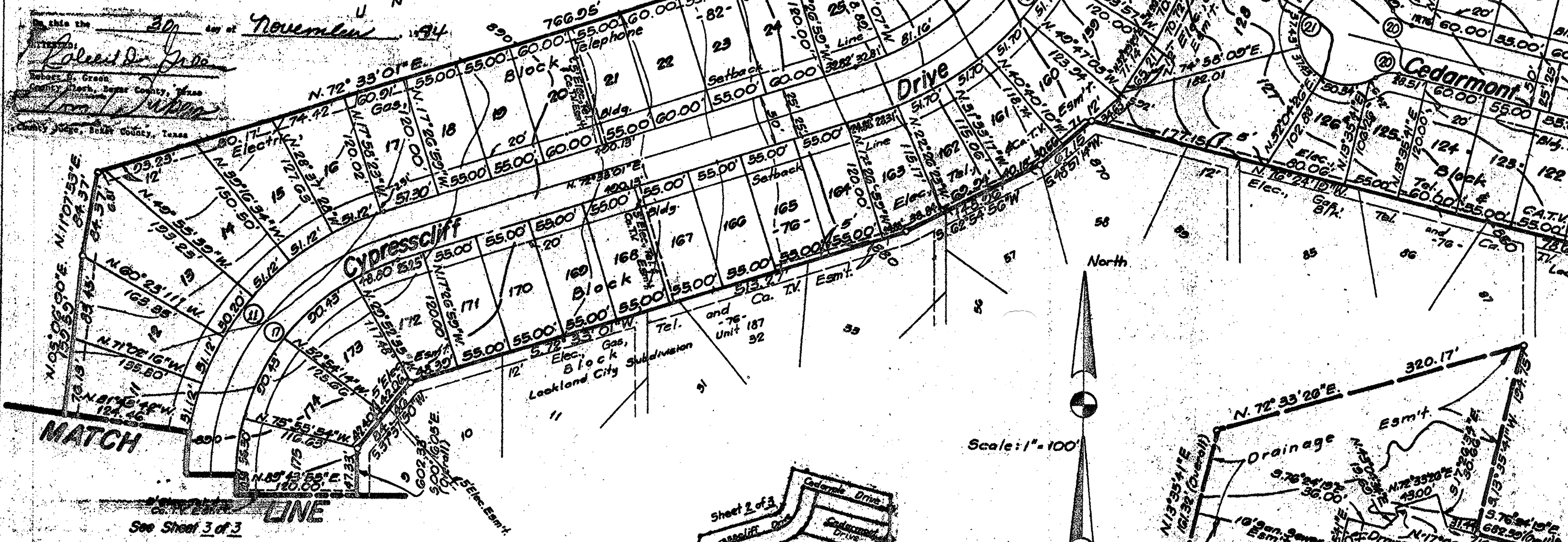
IN OFFICE  
RT. D. GREEN  
LERA BEXAR CO.  
121 A 10-38  
Brown

06/21/85  
800144  
\$5.00  
267



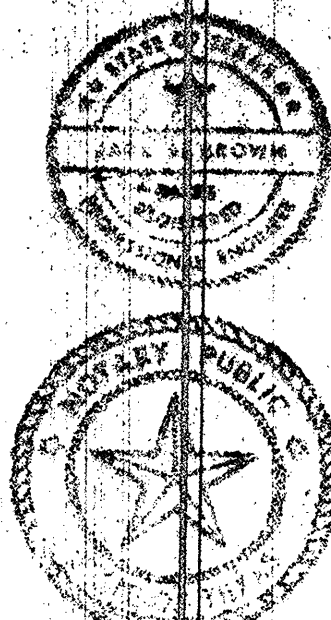
Curve Data		Data	
No	Angle	Radius	Tangent
3	00°00'00"	5.00'	5.00'
4	27°14'23"	590.00'	47.68'
11	72°40'06"	275.00'	202.82'
12	58°57'21"	275.00'	155.45'
13	13°51'46"	230.00'	30.30'
14	13°51'46"	300.00'	36.49'
15	20°00'00"	25.00'	25.00'
16	58°57'21"	325.00'	189.71'
17	72°40'06"	225.00'	165.04'
18	13°51'46"	590.00'	71.73'
20	46°54'05"	30.00'	12.01'
21	27°14'23"	590.00'	47.68'
22	13°51'46"	540.00'	65.65'
23	153°04'41"	50.00'	268.48'
24	183°08'06"	50.00'	268.48'
25	2°08'26"	50.00'	0.93'

CERTIFICATE OF APPROVAL  
The undersigned County Judge of Bexar County, Texas and Presiding Officer of the Commissioners' Court of Bexar County, Texas, do hereby certify that the attached plat was duly filed with the Commissioners' Court of Bexar County, Texas, and that after examination of the same, said plat is in conformity with the statutes, rules, and regulations governing same, and that this plat has been approved by the said Commissioners' Court.



Y: N 582,150  
X: E 2,100,820

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Jack S. Brown*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF June  
A.D. 1984

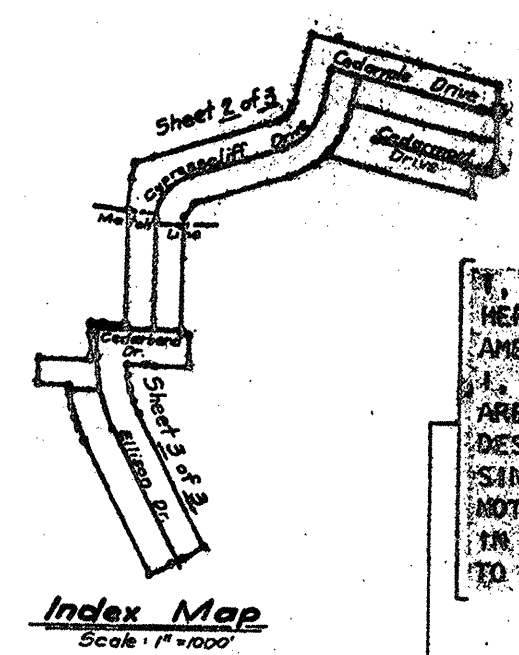
*Ernest B. Giron*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Ellison Industries Inc.*  
Owner

*Herbert Quiroga*  
Vice-President

DULY AUTHORIZED AGENT



I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY EASEMENTS OR RESTRICTIONS. I FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN FOR SINGLE- OR DUPLEX-FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

### Replat and Subdivision Plat Establishing Lackland City Subdivision Unit 188

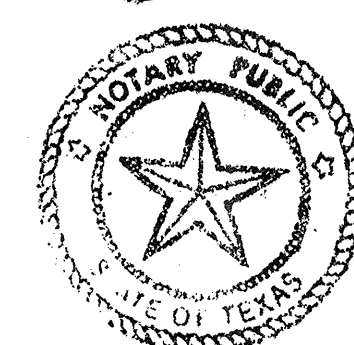
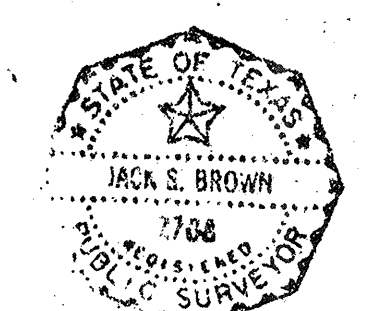
Being: A Replat of a Portion of Lackland City Subdivision Unit 176, Lackland City Subdivision Unit 178, Lackland City Subdivision Unit 180 and Lackland City Subdivision Unit 187-A, A Subdivision Plat Establishing Lackland City Subdivision Unit 188 Consisting of 36.513 Acres of land out of the A. Fuentes Survey No. 358, Abstract No. 248, C.B. 4333, Bexar County, Texas.

THIS PLAT of Lackland City Subdivision Unit 188 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 19th DAY OF November A.D. 1984

BY: *Rebecca Smith*  
CHAIRMAN  
SECRETARY

**JSB**  
& Associates Inc.  
Engineering Consultants  
S-7406  
JOD No.



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Jack S. Brown*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF June  
A.D. 1984

*Ernest B. Giron*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF June A.D. 1985 AT 12:17 P.M. AND DULY RECORDED THE 24th DAY OF June A.D. 1985 AT 9:21 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9509 ON PAGE 217

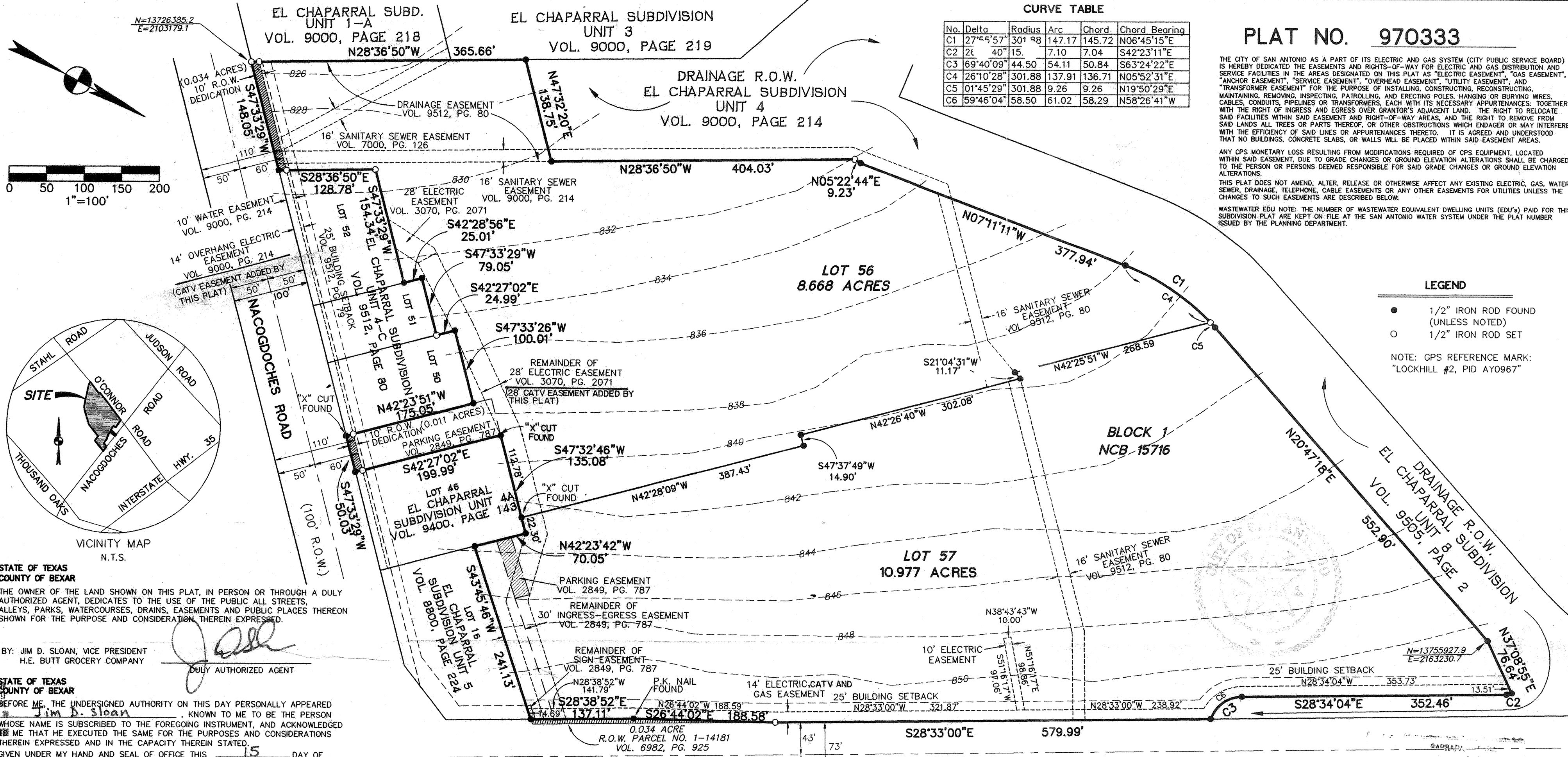
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF June A.D. 1985

*Robert D. Green*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

VRP# 02-03-072

REPLAT VOL 9512  
B. 47





CURVE TABLE				
No.	Delta	Radius	Arc	Chord
C1	27°55'57"	301.98	147.17	145.72
C2	24°40'15"	15.	7.10	7.04
C3	69°40'09"	44.50	54.11	50.84
C4	26°10'28"	301.88	137.91	136.71
C5	01°45'29"	301.88	9.26	9.26
C6	59°46'04"	58.50	61.02	58.29

**PLAT NO. 970333**

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET

NOTE: GPS REFERENCE MARK: "LOCKHILL #2, PID AY0967"

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: JIM D. SLOAN, VICE PRESIDENT  
H.E. BUTT GROCERY COMPANY

*[Signature]*  
DULY AUTHORIZED AGENT

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF December, A.D. 1998.

**HELEN GARCIA**  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 04-26-2001

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

I (WE) THE OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

JIM D. SLOAN  
H.E. BUTT GROCERY COMPANY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF December, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: JAY KAPLAN, GENREAL PARTNER  
MMW FUND II, LTD.

*[Signature]*  
DULY AUTHORIZED AGENT

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY KAPLAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF December, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

**REPLAT**  
REPLAT OF A PORTION OF  
EL CHAPARRAL SUBDIVISION UNIT 4C  
ESTABLISHING  
**S.A. #33 SUBDIVISION**  
BEING A TOTAL OF 19.690 ACRES  
LOT 56 (CONSISTING OF 8.668 ACRES)  
AND LOT 57 (CONSISTING OF 10.977 ACRES) AND  
0.045 ACRES FOR RIGHT-OF-WAY DEDICATION OUT OF  
N.C.B. 15716, SAN ANTONIO, BEXAR COUNTY, TEXAS

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

*[Signature]*  
PAUL T. ROSS, R.P.L.S.  
TEXAS REGISTRATION NO. 5158

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF May, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRES May 7, 1999

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I (WE) THE OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

JAY KAPLAN, GENERAL PARTNER  
MMW II, LTD.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF December, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRES August 21, 2002

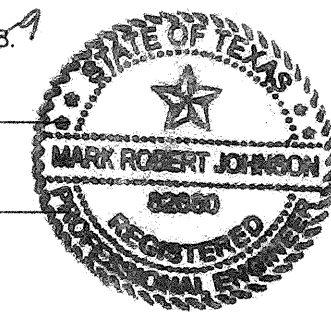
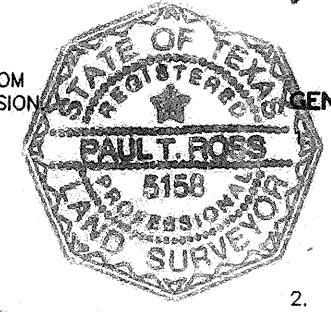
**S.A. #33 SUBDIVISION**

THIS PLAT OF  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE  
CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13th DAY OF January, A.D. 1998.

BY: *[Signature]*  
CHAIRMAN

BY: *[Signature]*  
SECRETARY



- GENERAL NOTES**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTION ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 198.08 FEET.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

**STATE OF TEXAS**  
**COUNTY OF TRAVIS**

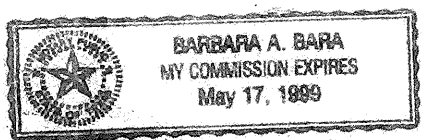
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*[Signature]* 5/20/98  
MARK R. JOHNSON  
TEXAS REGISTRATION NUMBER 82680

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF May, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRES May 7, 1999



**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I, GERRY RICHMOND, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5th DAY OF MAY, A.D. 1999 AT 1:30 P.M. AND DULY RECORDED THE 8th DAY OF MAY, A.D. 1999 AT 1:30 P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9543 ON PAGE 9.

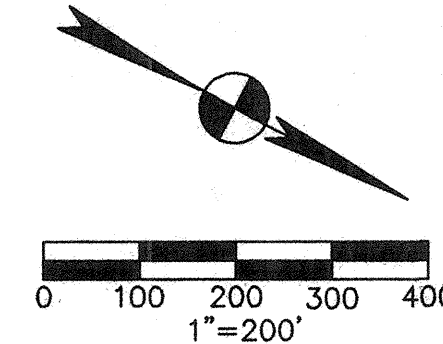
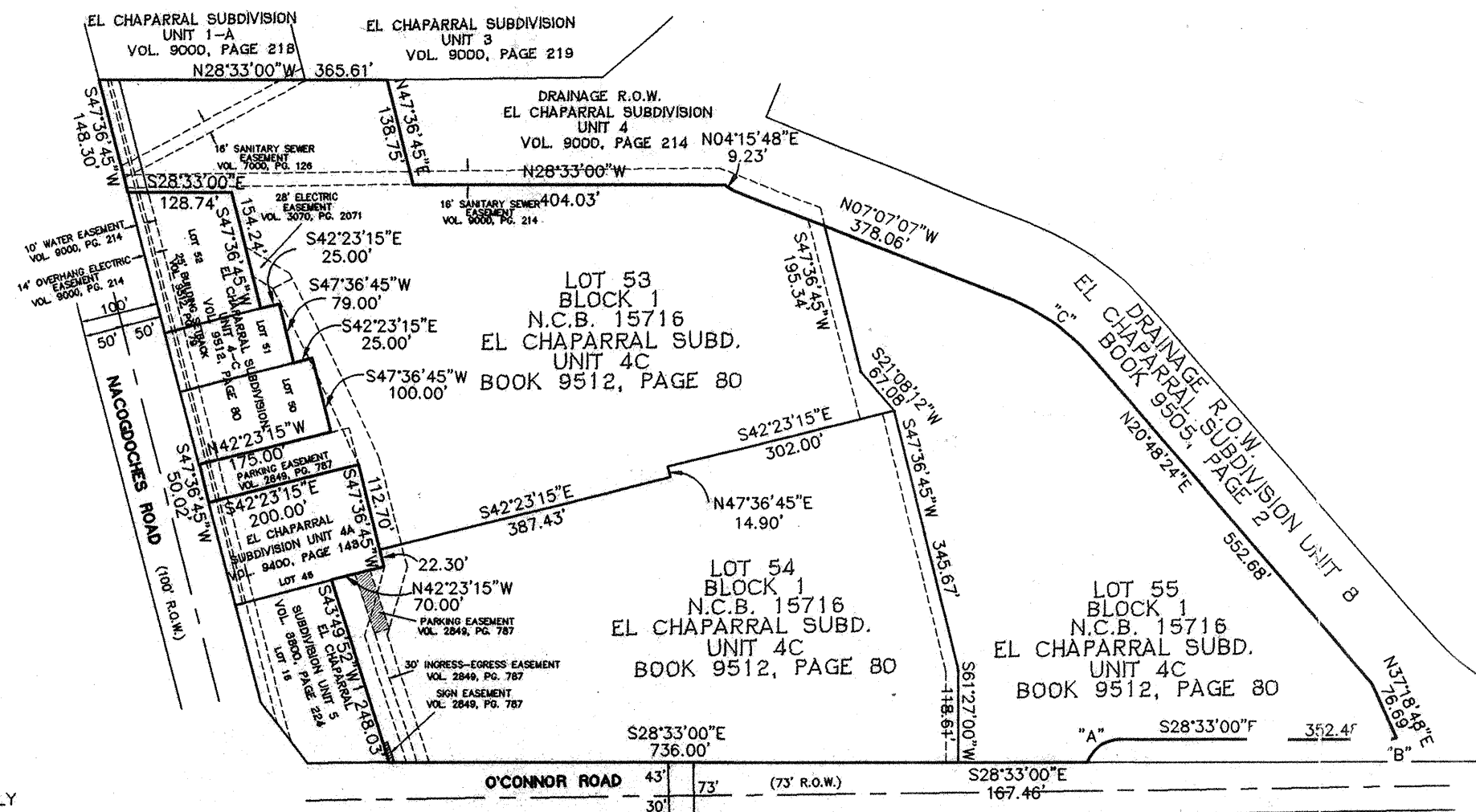
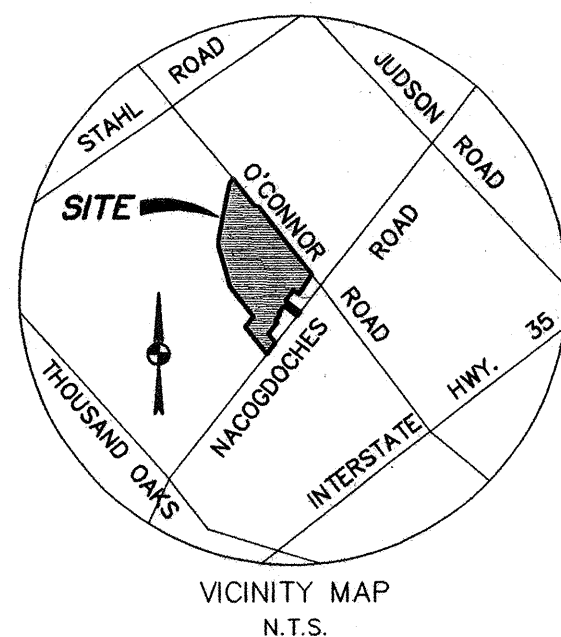
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF MARCH, A.D. 1999.

COUNTY CLERK, BEXAR COUNTY, TEXAS  
*[Signature]*  
DEPUTY



VRP#02-03-072





GENERAL NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 198.08'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

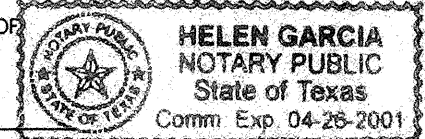
BY: JIM D. SLOAN, VICE PRESIDENT  
H.E. BUTT GROCERY COMPANY

*[Signature]*  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim D. Sloan, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF December, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

BEING 19.732 ACRES OF LAND SITUATED IN N.C.B. 15716, BEING A PORTION OF BLOCK 1 EL CHAPARRAL SUBDIVISION UNIT 4C, A SUBDIVISION OF RECORD IN VOLUME 9512, PAGE 80 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

S.A. #33 SUBDIVISION

THIS PLAT OF \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF January, A.D. 1998.

BY: *[Signature]*  
CHAIRMAN

BY: *[Signature]*  
SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

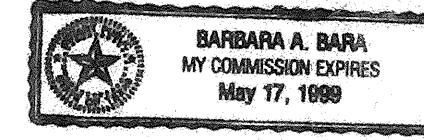
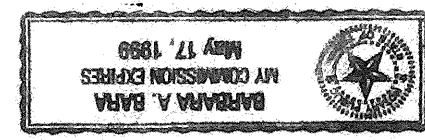
*[Signature]* 5/21/98  
MARK R. JOHNSON  
TEXAS REGISTRATION NUMBER 82680



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF May, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC-  
IN AND FOR THE STATE OF TEXAS

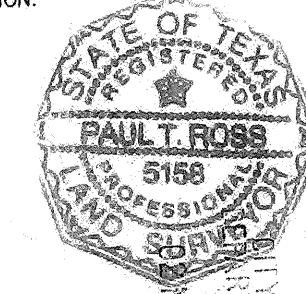
May 17, 1999  
COMMISSION EXPIRES



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

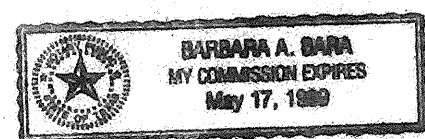
*[Signature]* 21 May 98  
PAUL T. ROSS, R.P.L.S.  
TEXAS REGISTRATION NO. 5158



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF May, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC-  
IN AND FOR THE STATE OF TEXAS

May 17, 1999  
COMMISSION EXPIRES



STATE OF TEXAS  
COUNTY OF BEXAR

GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5th DAY OF MAY, A.D. 1998 AT 11:22 A.M. AND DULY RECORDED THE 8th DAY OF MAY, A.D. 1998 AT 1:30 P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9543 ON PAGE 8 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF MARCH, A.D. 1999.

COUNTY CLERK, BEXAR COUNTY, TEXAS

*[Signature]*  
DEPUTY



RECORD CURVE TABLE

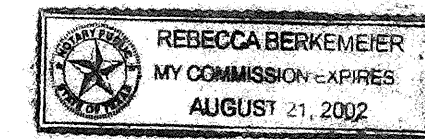
No.	Radius	Delta	Tangent	Arc Length
A	44.50	69°56'57"	30.94	54.57
B	15.50	25°54'48"	3.57	7.01
C	301.88	27°55'31"	75.06	147.13

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: JAY KAPLAN, GENERAL PARTNER  
MMW II, LTD.

*[Signature]*  
DULY AUTHORIZED AGENT



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jay Kaplan, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF December, A.D. 1998.

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

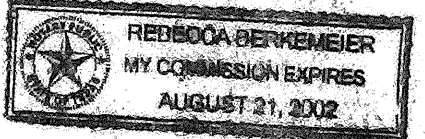
I (WE) THE OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

JAY KAPLAN, GENERAL PARTNER  
MMW II, LTD.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18 DAY OF December, A.D. 1998.

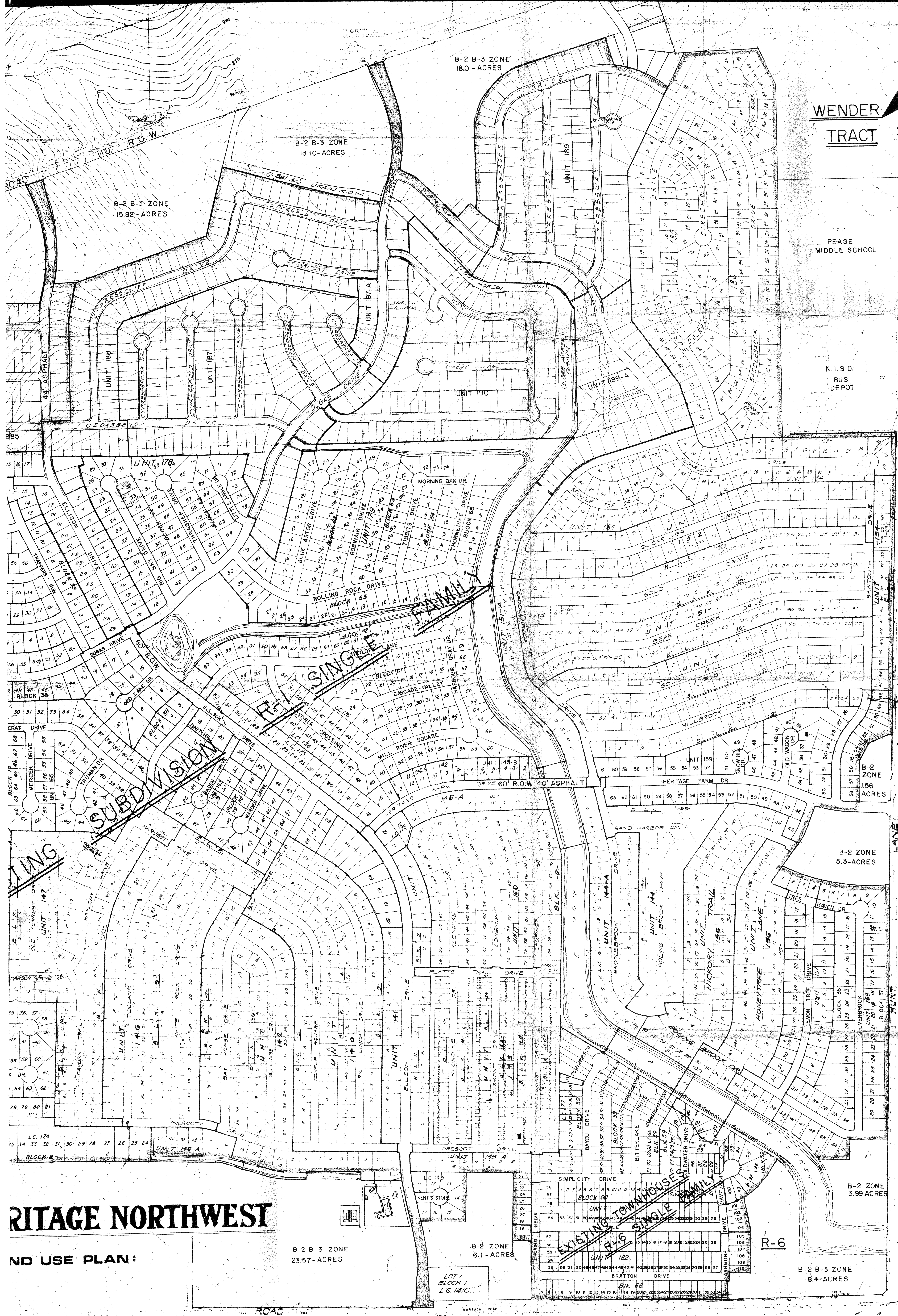
*[Signature]*  
NOTARY PUBLIC-  
IN AND FOR THE STATE OF TEXAS

August 21, 2002  
COMMISSION EXPIRES

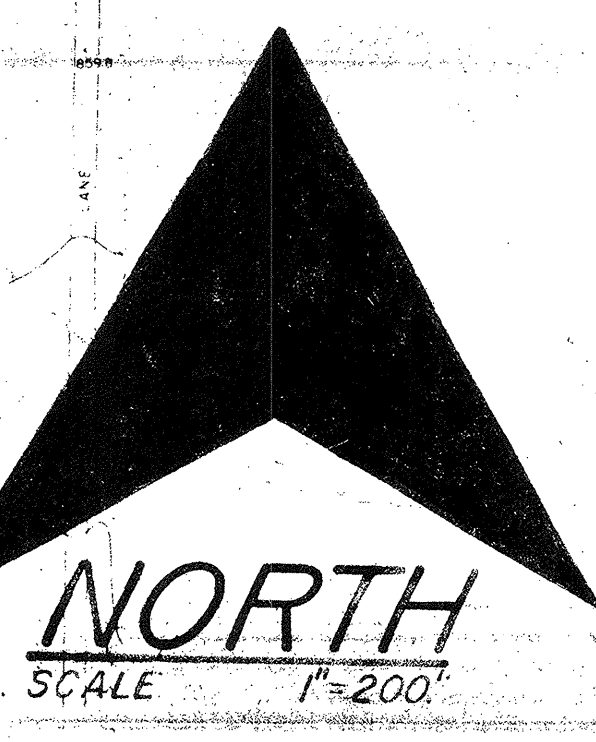


VRP#02-03-072





WENDER  
TRACT



PEASE  
MIDDLE SCHOOL

N.I.S.D.  
BUS  
DEPOT

#3

# HERITAGE NORTHWEST

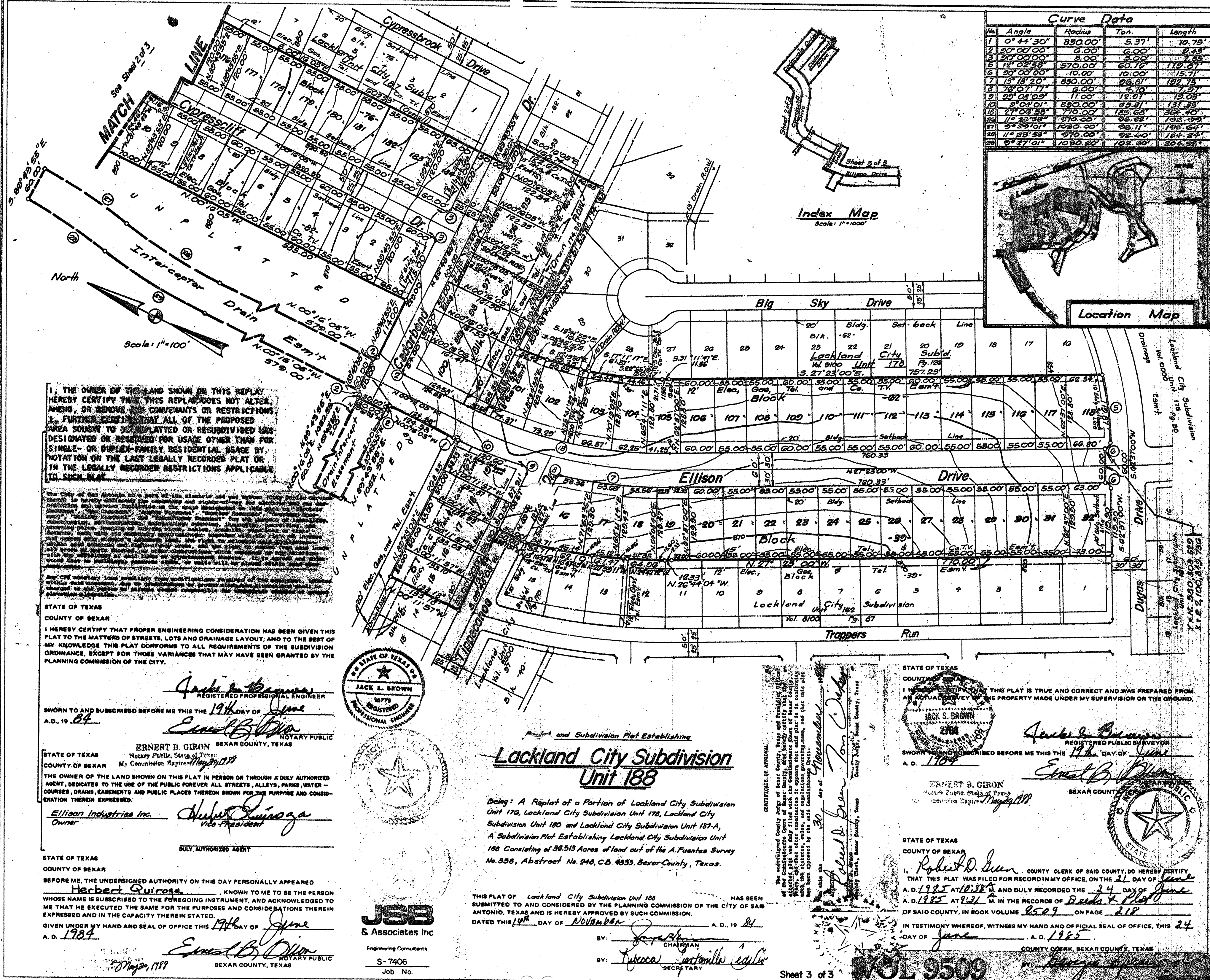
LAND USE PLAN:

WATER & GAS - CITY PUBLIC SERVICE (OUTSIDE CITY LIMITS)

BLACKLAND CITY OVERLAP

VRP# 02-03-072







File ✓



City of San Antonio

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

New

02 MAR -7 PM 2:43

**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP 02-03-072  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

1. Owner/ Agent Potranco 1604 Joint Venture, by Seymour Dreyfus
2. Address: 27 Cheshire Ct. San Antonio
3. Zip: 78218 Telephone # \_\_\_\_\_
4. Site location or address Potranco and Ellison, NCB 15859 Bldg P-20
5. Council District 4 ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge ☐ yes ☒ no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Heritage Northwest # 5

Date accepted: 4/12/83 Expiration Date: 10/11/84 MDP Size: approx 1000 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).



August 17, 2001

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR -7 PM 2:43

• **Approved Plat**

Plat Name: Lackland City Subd. V188 Plat # 36.513 Acreage: 36.513 Approval

Date: 11/12/84 Plat recording Date: 6/21/85 Expiration Date: N/A Vol./Pg. 9512/47

*Please see attached spreadsheet for add'l plats.*  
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

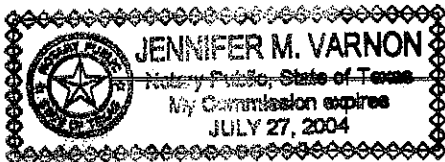
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Seymour J. Dreyfus Signature: Seymour J. Dreyfus Date: 2/28/02

Sworn to and subscribed before me by on this 28th day of February 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 7/27/04

Jennifer M. Varnon



City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_ Date: \_\_\_\_\_

Assistant City Attorney

August 17, 2001



Additional Plats related to original POADP, Heritage Northwest #5

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAR -7 PM 2:43

	Acreage	Date Recorded	Volume/Page
Lackland City Subd. U187	35.375	5/4/84	9505/34
Lackland City Subd. U188	36.513	6/21/85	9512/47
Lackland City Subd. U189	40.654	7/18/84	9505/181-183
Lackland City Subd. U190	30.575	8/21/85	9510/158-159
Lackland City Subd. U191	28.807	12/23/85	9512/47
Lackland City Subd. U192	49.477	12/11/86	9515/99-102



THE FACE OF THIS DOCUMENT IS PRINTED

BLUE ON WHITE PAPER. THE SIGNATURE LINE IS MICRO PRINTED WITH A MESSAGE.

Bank One, N.A.

**Carter Burgess**

03/05/2002 NO. 000262013 \$145.00

**PAY** One Hundred Forty Five And 00/100 Dollars

Carter & Burgess, Inc.  
Disbursement Account

TO THE  
ORDER  
OF

CITY OF SAN ANTONIO  
114 W. COMMERCE  
ATTN: ACCOUNTS RECEIVABLE  
SAN ANTONIO, TX 78205

*W. A.*

AUTHORIZED SIGNATURE  
VOID AFTER 90 DAYS

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK "CARTER & BURGESS" HOLD AT AN ANGLE TO VIEW.

⑈ 26 20 13 ⑈ ⑆ 1131011011 ⑆ 9320000418 ⑈

Bank of America Advantage<sup>SM</sup>

500

**BRENDA J. KELLY** 03-98  
210-509-3969  
9913 RAMBLIN RIVER RD.  
SAN ANTONIO, TX 78251-4310

35-2/130 TX  
5181

Date 3/6/02

\$20.00

Pay to the order of City of San Antonio

Twenty Dollars

Security Features  
Check on back

**Bank of America**

*Add'l fee for Ellison  
Memo Vested Rights (Pittman)*

MP

⑈ 1130000231 ⑆ 005771690726 ⑈ 0500



**LETTER OF TRANSMITTAL**

Attention: Michael Herrera	Date: 3-6-02	Project No: 310153.011
To: Planning Department <i>3rd floor</i>	Re: Vested Rights Permit	
City of San Antonio		
114 W. Commerce St.		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
2	3/6/02	vested rights permit applications
1		Check for \$145.00
2		Copies of original POADP #5
2		Recorded plat, Lackland U188
2		Site Maps

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
--	---------------------------------------	---

REMARKS:

SENDER: Brenda Kelly *MLC*

TELEPHONE: (210) 494-0088

02-03-072

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR - 7 PM 2:47



**LETTER OF TRANSMITTAL**

Attention: Michael Herrera	Date: 3/7/02	Project No:
To: Planning	Re: Ellison Potranco	
114 W. Commerce St. 11 <sup>th</sup> Floor	Add'l fee for vested rights	
San Antonio, Texas 78283		
207-8265		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
1	3/6/02	\$20.00 check

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR - 7 PM 2:47

<input type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For review & comment
---------------------------------------	---------------------------------------	--

REMARKS: Please call if you have any questions

SENDER: Todd M. Simmang

TELEPHONE: (210) 494-0088

02-03-072